



Merino 12

The Merino 12 is a compact yet efficient design specifically suited to a narrow 9m wide lot.

This single storey design comfortably fits a family, couple or retired resident without compromising on space. With an open plan living/dining/kitchen area, Merino 12 offers all you need in a contemporary home.

- Master bedroom with a walk-in robe passage to the ensuite
- Galley-style kitchen adjoining the internal laundry
- Optional outdoor alfresco
- Optional 4th bedroom or rumpus room, which can be added at a later stage



3



2



1

House size	113.3m ²
Lot number	1233
Lot size	275m ²
House + Land price	\$707,500.00

- Standard site costs are included
- Council requirements & preliminaries
- Service connections
- Energy efficiency allowance
- Standard BASIX



WORTHINGTON HOMES

 Call 1300 30 11 38

 worthingtonhomes.com.au

MERINO 12



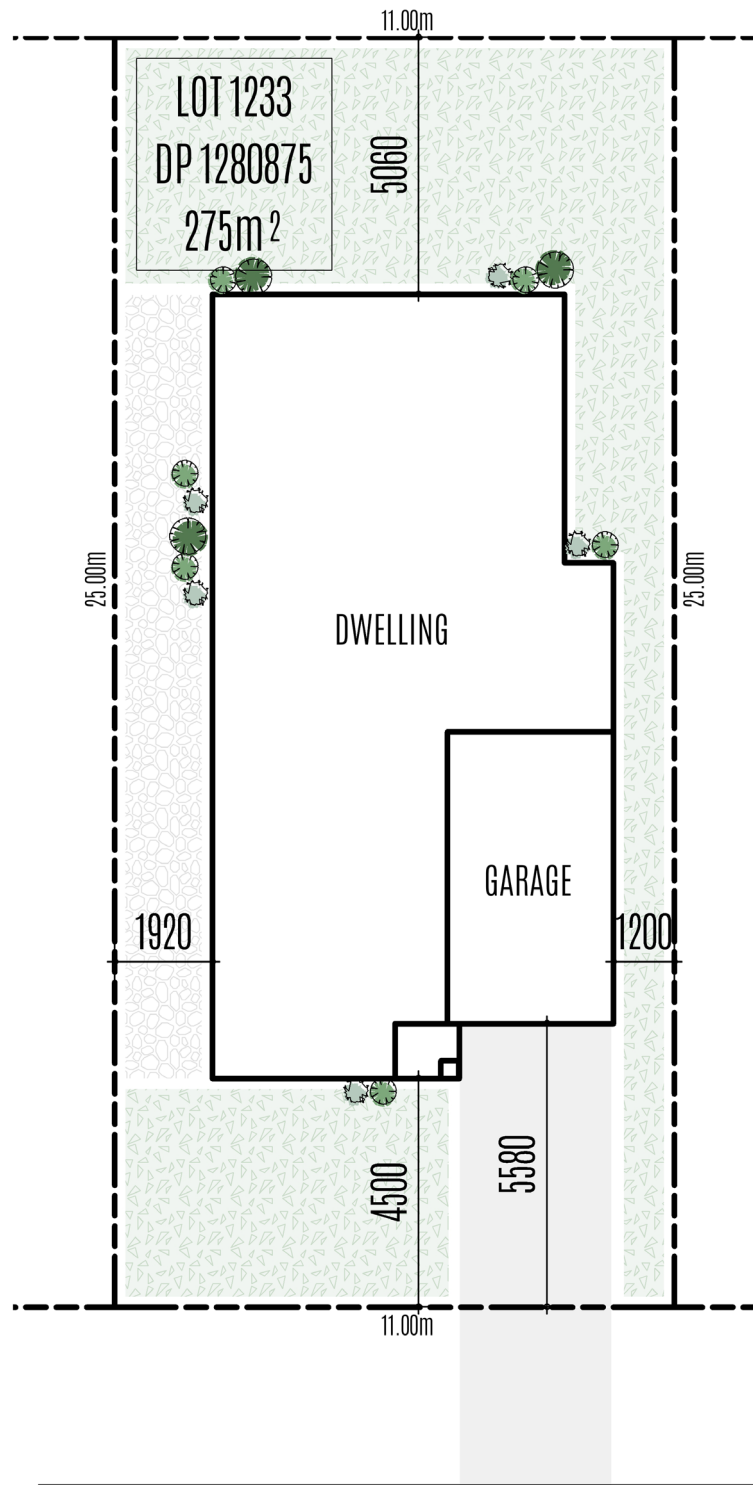
HOUSE SIZE

Total area	113.3m ²
House length	15.44m
House width	7.88m
Block width	9m

ROOM SIZE

Living	4.29 x 2.30	Master bedroom	3.11 x 3.23
Dining	4.12 x 2.30	Bedroom 2	3.25 x 2.82
Kitchen	2.32 x 3.20	Bedroom 3	3.02 x 3.00
Garage	3.02 x 5.52		

SITE PLAN



Wilton Greens - Lot 1233 - Single Storey - Merino 12sq - 3 Bed Package Pricelist

Item	Total (incl. GST)
Base House "Value Plus" Inclusions - Merino	Included
(Incl. Standard Standard site costs & piercing, M Class slab, Brick Veneer external walls, Treated timber frame, 2450mm ceiling ht, Concrete tiled roof, Std range tiled or Hybrid flooring to main floors and carpet to bedrooms/robes)	Included
Single Car Garage	Included
Classic Façade - including concrete roof tiles and full height brick column with exterior coating paint finish to front patio	Included
Ducted Air Conditioning system - 10.16kw incl. 2 zones - up to 6 outlets	Included
<u>Additional Site Specific Site Costs</u>	
H Class waffle pod Slabs to suit council requirements	Included
<u>Additional Inclusions</u>	
Flyscreens to window openings & Flydoors to sliding doors	Included
Tiled Patio (incl. screed)	Included
External light package - incl. 2x stainless steel up/down lights (to front façade), 1x wall bunker light and 1x twin spotlight to rear	Included
NBN Hub	Included
Digital TV Antenna	Included
Coloured concrete Driveway (single garage) - incl. up to 30m2 coloured concrete driveway, path to entry patio from driveway and council crossover, council fees, excavation	Included
*Note: Above Prices Include an Increase Allowance for delayed site start - Construction Commencement by September 2023	Included
Sub-Total	\$257,500.00
Land Price	\$450,000.00
Total House & Land Price Package	\$707,500.00

Notes / Exclusions:

- Standard Run of service connections allowed only.
- Includes removal of 3x loads (36 tonne) of spoil during construction
- Excludes excavation or removal of rock
- Excludes retaining walls
- Excludes Landscaping/Fencing
- Site Costs/allowance subject to contour survey and site reports upon land registration (if applicable)
- No allowance for B.O.S. and subject to Sydney Water approval

Why build with Worthington?

Here are 10 reasons why Worthington Homes is a better choice.

- 1 You're not just a number**
You get your own dedicated Site Manager and will receive regular project updates.
- 2 Enjoy a personalised service**
We're all here to help and guide you throughout the journey to building your new home.
- 3 No ghosting, guaranteed**
Call the office and we will respond to your enquiry as promptly as possible.
- 4 High-quality inclusion options**
Choose from a wide selection of inclusions for a variety of budgets and tastes.
- 5 Talk to real people**
Only real people answer our phones, not automated robots or machines.
- 6 Minimal building disruption**
We're proactive in solving any challenges along the way to minimise any delays.
- 7 All site costs are included**
Your tender includes site works, council DA/CDC, connection services, BASIX and more.
- 8 What you see is what you get**
We offer value-for-money and will always be upfront on costs so there are no surprises.
- 9 No compromising on quality**
Your home is built to a high standard of workmanship - exactly as it should be.
- 10 We'll build great memories too**
Every home owner receives a personalised memory book as a keepsake of your journey.

“ We aim to make the journey of building your new home both **simple** and **stress-free**



WORTHINGTON HOMES